



**24 Hillside, Hartshill
Nuneaton CV10 0NN
Asking Price £219,950**

Pointons are delighted to offer for sale this well presented and extended three bedroom mid terrace house, located in the ever popular village of Hartshill conveniently located between Nuneaton and Atherstone, close to Hartshill Hayes Country Park. The property itself is extremely versatile and offers plenty of pleasing features including three double bedrooms, en-suite bathroom, a private rear garden and offroad parking for two cars. Benefitting from having double glazing and gas central heating. In brief the property comprises of porch, entrance hall, master bedroom with en-suite bathroom, utility. The ground floor is split with steps down to living room, kitchen and conservatory. To the first floor there are two double bedrooms and a shower with a walkin wardrobe accessed via steps from landing. To the front of the property is a driveway providing offroad parking and to the rear a garden having veranda with steps down to a lawned area with shrub borders with sheds & gated access from the rear. This property would make an excellent family and must truly be appreciated. To organise your viewing contact us today. EPC-TBC



Porch

Having entrance door and tiled flooring.

Hall

Having dado rail, Burglar Alarm control panel & stairs down to lounge and kitchen with further stairs to bedrooms and shower room.

Bedroom

11'4" x 16'1" (3.45m x 4.89m)

Having two double glazed windows, radiator, double radiator, TV point with en-suite off.

En-suite Bathroom

Fitted with three piece suite comprising panelled bath with shower over taps, wash hand basin with base cupboard and mixer tap and low-level WC and laminate flooring.

Utility

5'4" x 7'5" (1.62m x 2.26m)

Fitted with a matching range of base level units with worktop space over, plumbing for washing machine, space for tumble dryer, low level W.C and wash hand basin with taps and tiled flooring.

Lounge

18'0" x 13'10" (5.48m x 4.21m)

Having understairs storage cupboard, two double radiators, TV point, telephone point and double glazed sliding doors into garden.

Kitchen

11'11" x 7'8" (3.62m x 2.34m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and mixer tap, space for fridge freezer, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, radiator, vinyl flooring and double glazed door into conservatory.

Conservatory

Being of UPVC double glazed construction with power, radiator, tiled flooring and double glazed French double doors onto veranda.

Landing

Double glazed window to front, access to loft having pull down ladder being partially boarded with lighting, airing cupboard housing boiler with doors off to two double bedrooms and shower room.

Bedroom

11'11" x 8'0" (3.63m x 2.43m)

Double glazed window to rear and radiator.

Bedroom

12'2" x 10'11" (3.70m x 3.32m)

Double glazed window to rear and radiator.

Walk-in Wardrobe

Having lighting and built in rails.

Shower Room

Fitted with three piece suite comprising of tiled shower cubicle, wash hand basin with mixed tap, low level W.C and having laminate flooring.

Basement

The property comes with a handy basement area that offers ample storage with lighting.

Outside (Front)

To the front of the property is a driveway providing offroad parking for 2 cars.

Outside (Rear)

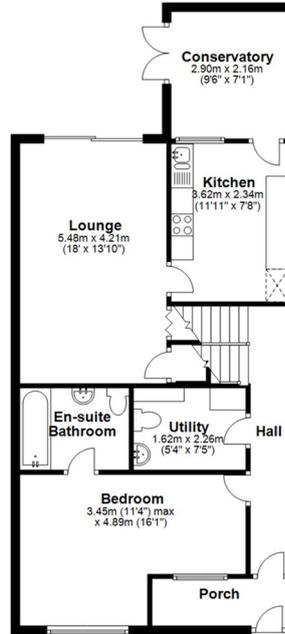
To the rear of the property is an enclosed garden having a veranda with steps down to paved patio area and lawned sections with shrub borders a greenhouse and 2 sheds. The property also benefits from have a gate to rear of the garden providing rear access for the property.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

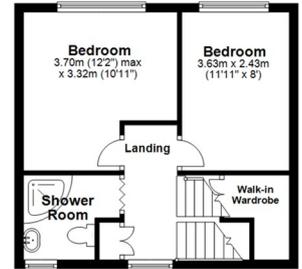
Split Level Ground Floor

Approx. 70.3 sq. metres (757.1 sq. feet)



Split Level First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 104.4 sq. metres (1123.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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